

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, THAT I, J. PETER MARTIN, of Winslow, County of Kennebec and State of Maine,**

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **AUTOTOTE ENTERPRISES, INC.**, A Connecticut corporation whose mailing address is 600 Long Wharf Drive, New Haven, CT 06511

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **AUTOTOTE ENTERPRISES, INC.**, its successors and assigns, forever, the land, together with any buildings thereon, located in **Waterville**, County of Kennebec and State of Maine, more particularly bounded and described as follows:

**SEE ATTACHED EXHIBIT "A"**

**IN WITNESS WHEREOF, I, the said J. PETER MARTIN, have hereunto set my hand and seal this 1<sup>st</sup> day of June, 2005.**

Signed, Sealed and Delivered  
in the presence of:

Witness

J. PETER MARTIN

**ACKNOWLEDGEMENT**

STATE OF MAINE  
Kennebec, ss.

June 1, 2005

Personally appeared the above named **J. PETER MARTIN** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Jeffrey P. Hunt  
NOTARY PUBLIC

**JEFFREY P. HUNT**  
Notary Public, Maine  
My Commission Expires September 18, 2010  
(print name)



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EXHIBIT A

**PARCEL ONE:** Bounded on the north by Ash Street; on the east by College Avenue and land of the Maine Central Railroad; on the south by Maple Street; and on the west by the homestead lot formerly of Edward L. Hall.

Being the same premises described in a deed from Celia C. Shiro to Oren R. Shiro, Burton C. Shiro and Theodore N. Shiro, dated May 21, 1964, and recorded in Kennebec County Registry of Deeds in Book 1338, Page 275.

**PARCEL TWO:** Southerly by the northerly line of Ash Street; easterly by the Samuel Osborn homestead; northerly by the land conveyed by George E. Shores to Moses Lyford; westerly by land now or formerly of Charles Wentworth.

Being the same premises conveyed to Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro by deed of Philip N. Brownstein, as Federal Housing Commissioner, dated October 2, 1963, and recorded in Kennebec County Registry of Deeds Book 1324, Page 48.

**PARCEL THREE:** Bounded easterly by Maple Street; southerly by said Maple Street; westerly by land now or formerly of the Waterville Savings Bank and land now or formerly of Warren Ballentine; northerly by land now or formerly of William Ballentine and land now or formerly of Lou Gerald.

Being the same premises conveyed to Oren R. Shiro and Burton G. Shiro by deed of Ethel Rae Beane, dated July 20, 1966, and recorded in Kennebec County Registry of Deeds in Book 1423, Page 63.

**PARCEL FOUR:** Southerly 63 feet by Maple Street; westerly about 100 feet by land now or formerly of Alvaider Flood; northerly 57 feet by land now or formerly of G. G. Brown; easterly about 100 feet by land now or formerly occupied by Patrick McLaughlin.

Excepting, however, from the above described parcel, that portion of the same conveyed by James A. Duncan, Sr., et al. to Frank J. Finnegan by deed dated September 3, 1946, and recorded in the Kennebec County Registry of Deeds in Book 844, Page 438.

The parcel here conveyed is subject to a right of way given by the said Duncans to the said Frank J. Finnegan; which right of way extends from Maple Street to the property conveyed to said Finnegan. Said right of way being 9 feet in width and the easterly line thereon established as follows:

Beginning at an iron pin driven into the ground in the northerly line of Maple Street 18 feet westerly from the southeast corner of land of the said Duncans; thence northerly 71 feet, more or less, to a second iron pin driven into the ground which iron pin is 18 feet westerly from the east line of land of the said Duncans; thence, turning at an angle to the east and running 7 feet, more or less, to a third iron pin driven into the ground in the southerly line of the lot there conveyed, which third iron pin is 16 feet westerly from the southeasterly corner of the lot there conveyed, measured in the southerly line of the lot there conveyed.

Being the same premises conveyed to Oren R. Shiro and Burton G. Shiro by deed of J. Alcide Michaud, dated July 20, 1966, and recorded in Kennebec County Registry of Deeds in Book 1423, Page 60.

**PARCEL FIVE:** Beginning at an iron pipe driven into the ground in the easterly line of land of James A. Duncan, Sr., et al, which pipe marks the southeast corner of the lot here conveyed; thence in a westerly direction 70 feet, more or less, to and through a second iron pipe driven into the ground to the westerly line of land of the said Duncan, et al, to a point which marks the southwest corner of the lot here conveyed and the northwest corner of land of said Duncan, et al; thence northerly 12 feet, 6 inches to land now or formerly of G. G. Brown, which point marks the northwest corner of the lot here conveyed and what has heretofore been the northwest corner of land of the said Duncan, et al; thence easterly in said line of land now or formerly of G. G. Brown 57 feet to the northeast corner of the lot here conveyed, which has heretofore been the northeast corner of land of the said Duncan, et al; thence southerly in the easterly line of the land here conveyed which has heretofore been the east line of said Duncan, et al, 45 feet to the point of beginning.

Together with a right of way over the land of said Duncan et al from Maple Street to the lot here conveyed, said right of way being nine (9) feet in width and the easterly line thereof established as follows:

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Beginning at an iron pipe driven into the ground in the northerly line of Maple Street 18 feet westerly from the southeast corner of land of said Duncan et al; thence northerly 71 feet, more or less, to a second pipe driven into the ground, which

iron pipe is 18 feet westerly from the east line of said Duncan et al; thence turning at an angle to the east and running 7 feet, more or less, to a third pipe driven into the ground in the southerly line of the lot here conveyed, which third iron pipe is 16 feet westerly from the southeasterly corner of the lot here conveyed, measured in said southerly line of the lot here conveyed.

Being the same premises conveyed to Oren R. Shiro and Burton G. Shiro by deed of Hazel A. Casey, dated August 29, 1967, and recorded in Kennebec County Registry of Deeds in Book 1452, Page 290.

**PARCEL SIX:** Commencing on the southerly side of Maple Street at the intersection of the westerly line of land of the Maine Central Railroad Company, said College Avenue; thence running S 53° W, along the westerly line of land of the Maine Central Railroad Company, 165 feet, more or less, to land of William and Sarah Levine (heirs); thence running N 52° W, 51 feet, more or less, to land now or formerly of one Donat Lefebvre; thence running N 51° 15' E, along the easterly line of land now or formerly of said Lefebvre, 61 feet, more or less, to a wooden fence; thence running N 38° 45' W, along the northerly line of land now or formerly of said Lefebvre, 65 1/2 feet, more or less, to the easterly line of Maple Street; thence running N 58° E, along the easterly line of Maple Street, 74 feet, more or less, to the corner in the southerly line of Maple Street; thence running S 59° E, along the southerly line of Maple Street, 127 feet, more or less, to the point of beginning.

Being the same premises conveyed to Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro by deed from Warren H. Bullentine dated July 30, 1958, and recorded in Kennebec County Registry of Deeds in Book 1123, Page 294.

**PARCEL SEVEN:** Commencing at an iron pin in the ground on the southerly side of Ash Street, so called, said iron pin being 205 feet, more or less, from the westerly side of College Avenue; thence running S 26° W, 80 feet, more or less, to the northerly line of Maple Street; thence running S 80° W along the northerly line of Maple Street, 51 feet, more or less; thence turning and running westerly, along land of Ethel R. Beane 37 feet, more or less, to an iron pin set in the ground at the southeasterly corner of land of Leo J. Libby; thence turning and running northerly along said Libby's easterly line 112 feet, more or less, to the southerly line of Ash Street; thence turning and running easterly, along the southerly line of Ash Street, 66 feet, more or less, to the point of beginning.

Being the same premises conveyed to Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro by deed from Warren H. Bullentine dated July 15, 1960, and recorded in the Kennebec County Registry of Deeds in Book 1195, Page 1.

**PARCEL EIGHT:** On the south 99 feet by Ash Street; on the west 112 feet by land now or formerly believed to be of Raymond and/or Rose Morissetta; on the north 99 feet by land now or formerly of the heirs or devisees of Harry Goodwin and land of Benjamin Pooler; on the east 112 feet by land occupied now or formerly by Jennsy Community Service, a gas and oil service station.

Being the same premises formerly consisting of two parcels, formerly described as follows:

First: Commencing at a point on the north line of the so called Talbot land, said point being 10 rods from the westerly line of College Street measuring on said north line; thence westerly along said north line 4 rods; thence southerly and at right angles to said north line 6 rods; 13 feet; thence easterly parallel with said north line 4 rods; thence northerly to the point of beginning 6 rods and 13 feet; being the same premises conveyed by Reuben B. Dunn, et al, by deed dated June 21, 1873, and recorded in Kennebec County Registry of Deeds in Book 293, Page 389.

Second: Southerly by the northerly line of Ash Street; easterly by the homestead of the late Samuel Osborne which is the first above described parcel; northerly by land formerly of Moses Lyford; and westerly by land owned or occupied as homestead by George Welshire, and piece or parcel being 33 feet in width on the street and 112 feet in depth and contains 3,696 square feet; being the same premises conveyed by Reuben B. Dunn et al. by deed dated April 11, 1881, recorded in said Registry of Deeds in Book 332 Page 266.

Being the same premises conveyed to Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro by deed of Robert F. Cosgrove, Trustee dated September 8, 1970, and recorded in Kennebec County Registry of Deeds in Book 1530, Page 206.

Being also the same premises described in deed from Eudora C. Duckett, Ethel B. Mack and Harold Connor to Oren R. Shiro, Burton G. Shiro, and Theodore N. Shiro, dated July 23, 1970, and recorded in Kennebec County Registry of Deeds in Book 1530, Page 209.

The above eight parcels were conveyed to Oren R. Shiro by quit claim deed from Burton G. Shiro and Theodore Shiro, dated October 5, 1973, and recorded in Kennebec County Registry of Deeds in Book 1682, Page 347.

**PARCEL NINE:** Commencing at a point in the south line of Oak Street at the northwest corner of a lot of land formerly owned by one Freeman Emmons and then known as the Freeman Emmons lot; thence running westerly on said Oak Street 4 rods; thence southerly, parallel with the west line of the aforesaid Emmons lot, 8

rods to land now or formerly of R. B. Dunn; thence easterly on the northerly line of said Dunn land 4 rods to said Emmons lot; thence northerly on said westerly line of the aforesaid Emmons lot to the point of beginning; being the same land conveyed to the late Michael Kelleher by deed of Moses Lyford, dated October 4, 1873, and recorded in the Kennebec County Registry of Deeds in Book 295, Page 134.

Also one other parcel of land situated in said Waterville and bounded and described as follows:

Bounded easterly by a line parallel with and 4 rods distant westerly from the west line of the Crosby place, so called, and formerly occupied by Ed Shores on said Oak Street, said easterly bound or line being 8 rods in length; southerly 4 rods by land formerly of R. B. Dunn; westerly by the late Michael Kelleher's homestead lot, that is, the lot hereinabove first described and conveyed; and northerly 4 rods by said Oak Street. Being the same premises conveyed to the late Michael Kelleher by deed of Moses Lyford dated March 28, 1877, and recorded in said Registry of Deeds in Book 313, Page 101.

Being the same premises conveyed to Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro, by deed of Pearl A. Elliott, dated May 15, 1964, and recorded in Kennebec County Registry of Deeds in Book 1337, Page 352. Said premises were conveyed to Oren R. Shiro by quit claim deed from Burton G. Shiro and Theodore Shiro, dated November 28, 1973, and recorded in the Kennebec County Registry of Deeds.

Excepting and reserving from the above described premises the lot or parcel of land conveyed by Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro to Ivan H. Lacombe and Yvette M. Lacombe by deed dated February 2, 1973, and recorded in Kennebec County Registry of Deeds in Book 1613, Page 126.

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A certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, and bounded and described as follows:

Lot C

Beginning at a point at the Southeast corner of Lot A as shown on the plan recorded herewith; thence Northeasterly along the Westerly line of the right of way of Maple Street thirty-four (34) feet, more or less, to the angle point of said right of way; thence Southeasterly along the Northerly sideline of the right of way of Maple Street one hundred eighty (180) feet, more or less, to the point of intersection of the Northerly sideline of the right of way of Maple Street and the Westerly sideline of College Street; thence Southwesterly forty-one (41) feet, more or less, along said Westerly sideline of College Avenue; thence Northwesterly along the Southerly sideline of the right of way of Maple Street one hundred forty-six (146) feet, more or less, to an angle point in the Maple Street right of way; thence Southwesterly along the Easterly sideline of the right of way of Maple Street sixty-nine (69) feet, more or less, to a point; thence Northwesterly twelve (12) feet, more or less, to a point; said point being forty (40) feet Easterly (measuring perpendicularly from the Westerly sideline of Lot A as shown on said plan); thence Northeasterly parallel to the Westerly boundary of Lot A as shown on said plan sixty-five (65) feet, more or less, to the point of beginning.

Excepting and reserving an easement to the Grantor, its successors and assigns, ten (10) feet either side of the existing water line, sanitary sewer line and storm sewer, together with the right to lay, maintain, replace and repair such utilities and appurtenances thereto and the right of ingress and egress to said easement for the foregoing purposes. The Grantor agrees that all such work shall be in a reasonable workmanlike manner, and the premises shall be restored to the condition existing prior to the work. The Grantor, its successors and assigns, shall have the right to use the surface of this easement, including paving, placing of guardrails and maintenance; provided, however, the Grantee shall not place and build any building structures on the easement without the expressed written consent of the Grantor, or its successors or assigns. This easement shall remain in effect only so long as the respective utilities are being used.

The above described lot is shown as Lot C on a plan recorded herewith. Said plan is hereby referred to for a more particular description of the lots.

This conveyance and a concurrent conveyance by JOHN MARTIN ENTERPRISES of a new forty (40) foot right of way along said JOHN MARTIN ENTERPRISE'S Westerly boundary from Ash Street Southerly until intersecting the existing right of way of Maple Street, concludes an exchange of properties to provide a continuation of Maple Street through to Ash Street.

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Bounded on the south by Maple Street; on the west by land formerly of L. F. Marquis; on the north by land formerly of W. H. Watson and Sumner Smith; on the east by land of Louis M. and Mary Wolman; said lot being the same real estate conveyed to Frank Wolman by Louis Wolman by deed dated September 10, 1919, and recorded in Kennebec County Registry of Deeds in Book 554, Page 316. The houses numbered 19 and 21 on said Maple Street are on the lot hereby conveyed.

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